



Moloney
COUNTRY PROPERTY



87 WINCHELSEA ROAD RYE

87 WINCHELSEA ROAD, RYE, EAST SUSSEX. TN31 7EL

A SEMI-DETACHED 3 BEDROOM HOUSE, LOCATED WITHIN WALKING DISTANCE OF THE CENTRE OF THE TOWN, OFFERING VERSATILE ACCOMMODATION, TO INCLUDE A SELF CONTAINED 1 BED ANNEXE. 2 RECEPTION ROOMS, STUDIO ROOM, 2 BATH & SHOWER ROOMS. ENCLOSED REAR GARDEN. GFCH.

ACCOMMODATION LIST: RECEPTION HALL/STUDIO, SITTING ROOM, KITCHEN, STAIRS TO 1ST FLOOR LANDING, BEDROOM ONE, SHOWER ROOM WITH LAUNDRY CUPBOARD, 2ND FLOOR BEDROOM 2. ANNEXE COMPRISING: ENTRANCE HALL, SITTING/DINING/KITCHEN, BATHROOM, BEDROOM. ENCLOSED GARDEN. GFCH.



UPVC double glazed front door with matching windows to both sides to:

RECEPTION HALL/STUDIO: Wood panelled walls and ceiling. Fitted with range of shaker style shelved storage. Wood effect floor. Door with step down to:

SITTING ROOM: Double glazed composite door leading out to the side pathway. Exposed brick chimney breast inset with Victorian cast iron ducks nest fireplace, shelved recess to side, further glass shelves with double door storage cupboard below. TV point. Radiator cover. Matching wood effect floor. Opening to small lobby with stairs to the first floor, under stairs storage cupboard.

KITCHEN: UPVC double glazed window to the rear. Fitted with dark grey contemporary style range of base and wall units with square edge woodblock worktop over, inset with single bowl, single drainer sink unit. Dual fuel range cooker with extractor over, feature exposed brick chimney breast. Beko integrated dishwasher, under counter larder fridge. Metro tiled splashbacks with over worktop lighting. Matching wood effect floor. Door through to the annexe (currently not in use).

Turned wooden painted staircase to the first floor:

Landing: Matching doors to both rooms, stairs to the second floor.

BEDROOM ONE: UPVC double glazed window to the front. Wardrobe recess with hanging rails. Double wardrobe cupboard. TV point. Painted wooden floor.

GUIDE PRICE £395,000



SHOWER ROOM: UPVC double glazed window to the rear. Fitted with white suite comprising WC, pedestal hand basin with tiled splashback & corner fully tiled shower cubicle with Mira shower. Vinyl floor. Door to laundry cupboard: UPVC double glazed window to the rear. Hot water tank with immersion heater, slatted shelves alongside, plumbing for washing machine.

Wooden painted staircase with rope handrail to:

SMALL SECOND FLOOR LANDING: UPVC double glazed window to the side. Door to:

BEDROOM TWO: L-shaped room with UPVC double glazed window to the front. Painted panelled walls and ceiling.

A gate at the front of the property with pathway to the Cabin (annexe) at the rear

Front door to:

ENTRANCE HALL: Stairs to 1st floor, stairs down to the bathroom. Wood effect floor. Door to:

SITTING/DINING/KITCHEN: UPVC double glazed window to the rear, patio doors leading out to the garden. Fitted with l-shaped range of white base units with square edge laminate work top over, inset with double ring ceramic hob & single stainless steel sink unit. Double height unit housing larder fridge with cupboard above. TV point, wall light points. Matching wood effect floor.

BATHROOM: UPVC double glazed window to the rear. fitted with contemporary style white suite comprising freestanding double ended bath on raised plinth with freestanding taps to side, pedestal hand basin & WC. Inset lighting. Chrome ladder style heated towel rail. Tiled walls, laminate tile effect floor. Storage cupboard housing gas boiler. Recessed shelf with mirror over the basin.

Stairs to:

FIRST FLOOR LANDING: Interconnecting door back into kitchen of the main house. Glass balustrading. Door to:

BEDROOM: UPVC double glazed window to the side with vertical horizontal blind. Matching wood effect floor. Wardrobe recess with shelves & hanging rail. TV point.



OUTSIDE: The property is approached from the pavement to the front door with gated access to the side, a wide pathway leads to the enclosed garden at the rear, with a raised decked terrace area & planted borders. Outside lights.

SERVICES: All mains services are connected. Gas central heating.

FLOOR AREA: 135 m² (1,453 ft²) Approx.

EPC RATING : 'E'

LOCAL AUTHORITY: Rother District Council.

COUNCIL TAX BAND : 'D'

TENURE: Freehold

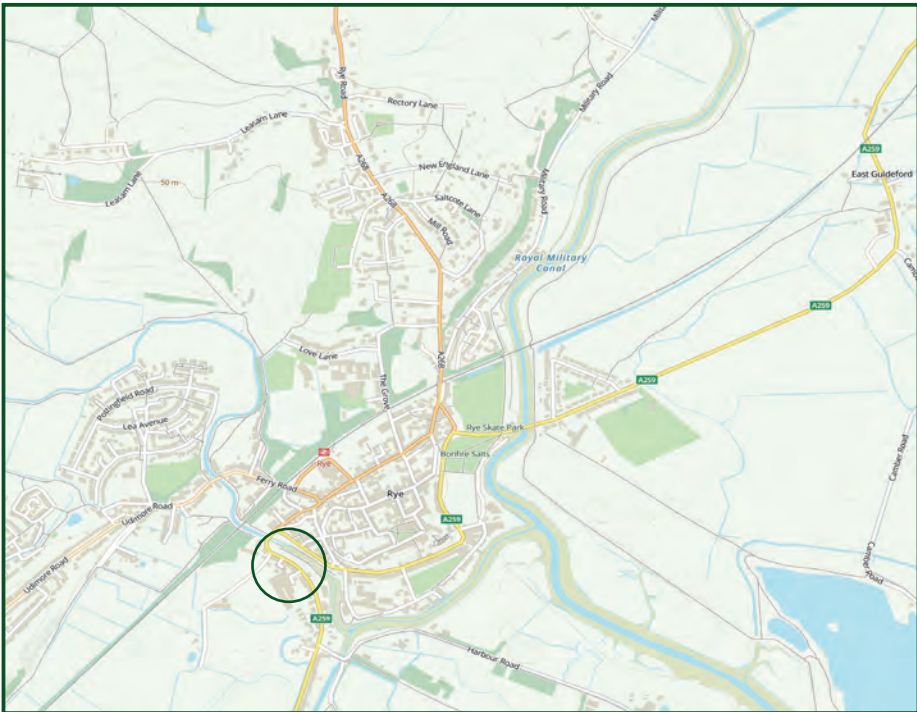
TRANSPORT LINKS: Commuters are served by Rye railway station via Ashford International connecting to the fast service to St.Pancras Station, London or alternatively via Hastings which provides regular services to London-London bridge, Charing Cross and Cannon Street.

The Motorway network (M20) can be easily accessed at Junction 9 or 10 near Ashford or Junction 5 (M25) near Sevenoaks via the A21. Euro-tunnel provide excellent links to Europe.

DIRECTIONS: Travelling towards Rye on the A268, at the roundabout turn right onto the A259. At the next roundabout turn left. No 87 will be found after a short distance on the right, with car parking available opposite on the left.

What3Words (Location): [///transferstochumbroadens](https://www.what3words.com/transferstochumbroadens)

VIEWING: All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.



IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

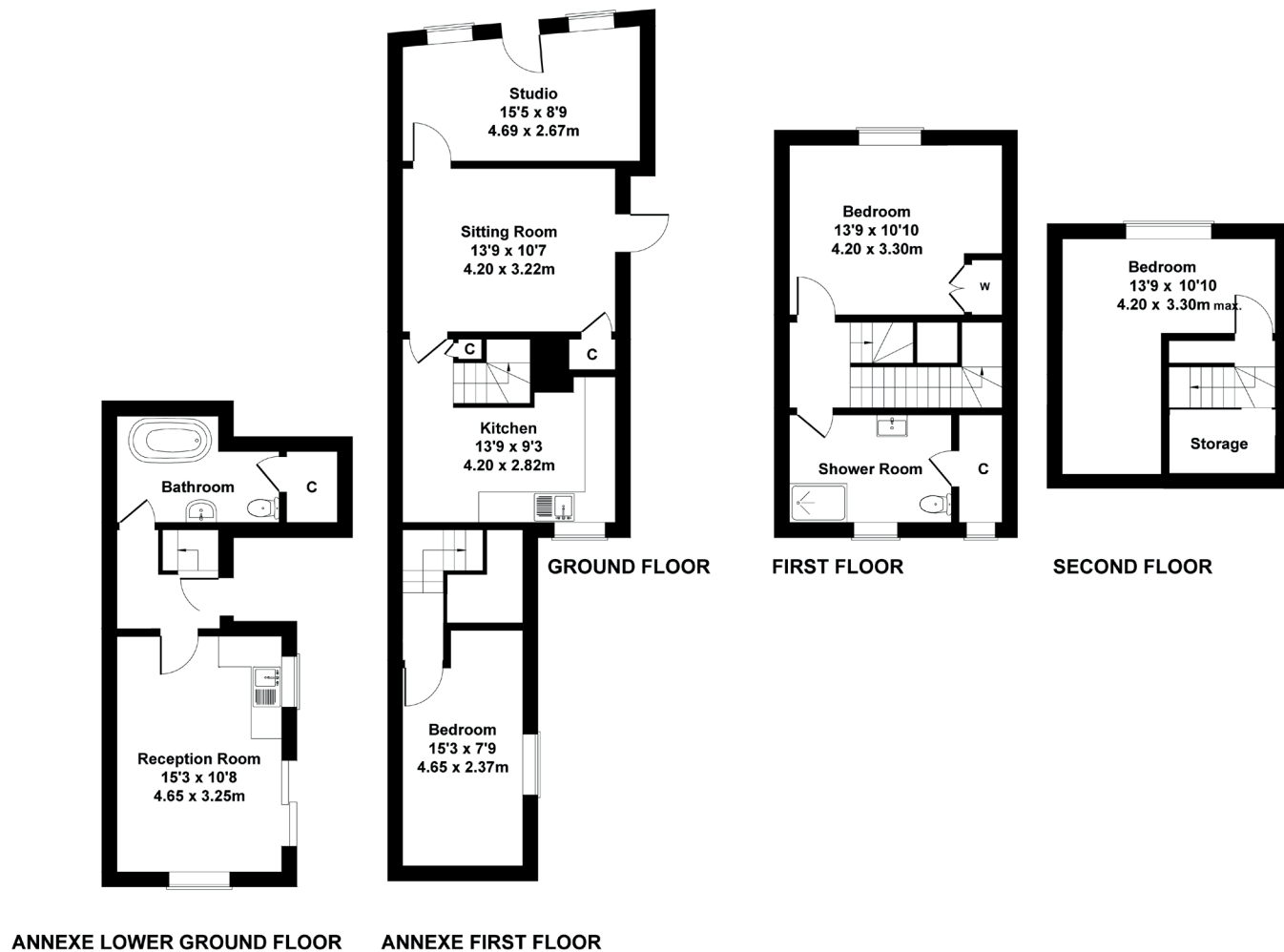
MOLONEYCOUNTRYPROPERTY.COM

EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM

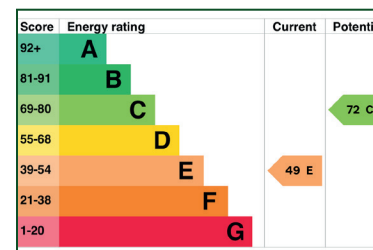
TELEPHONE: 01797 253000 or 01580 212828

87 Winchelsea Road

Approximate Gross Internal Area
1453 sq ft - 135 sq m



Not to Scale.
For Illustrative Purposes Only.



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